

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		FLORENCE AVE, ARLINGTON

OWNERSHIP

Owner 1:	CARNEY CATHERINE		
Owner 2:	POGOZELSKI JIM		
Owner 3:			
Street 1:	74 FLORENCE AVENUE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	LAWRENCE STEPHEN A & SUSAN -		
Owner 2:	-		
Street 1:	74 FLORENCE AVENUE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .197 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1917, having primarily Clapboard Exterior and 2062 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.19743	Total SF/SM:	8600	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	474,599	Spl Credit	Total:	474,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

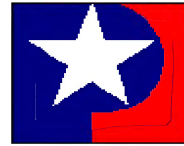
Total Card /

Total Parcel

970,900

970,900

970,900



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	106600
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/4/2008	Meas/Inspect	345	PATRIOT
1/26/2007	Permit Visit	BR	B Rossignol
12/3/1999	Meas/Inspect	256	PATRIOT
12/1/1981		MS	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8600.000	495,600	700	474,600	970,900		106600
							GIS Ref
							GIS Ref
Total Card	0.197	495,600	700	474,600	970,900	Entered Lot Size	GIS Ref
Total Parcel	0.197	495,600	700	474,600	970,900	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		470.85	/Parcel: 470.85	Land Unit Type:	07/21/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	495,600	700	8,600.	474,600	970,900		Year end	12/23/2021	PRINT	
2021	101	FV	480,500	700	8,600.	474,600	955,800		Year End Roll	12/10/2020	Date	Time
2020	101	FV	480,500	700	8,600.	474,600	955,800	955,800	Year End Roll	12/18/2019	12/30/21	14:56:04
2019	101	FV	364,000	700	8,600.	474,600	839,300	839,300	Year End Roll	1/3/2019	LAST REV	
2018	101	FV	364,000	0	8,600.	420,400	784,400	784,400	Year End Roll	12/20/2017	Date	Time
2017	101	FV	364,000	0	8,600.	352,600	716,600	716,600	Year End Roll	1/3/2017	08/09/18	09:19:11
2016	101	FV	364,000	0	8,600.	352,600	716,600	716,600	Year End	1/4/2016	appr	
2015	101	FV	349,300	0	8,600.	305,100	654,400	654,400	Year End Roll	12/11/2014		

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

